



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall – 1 S Huron Street
Ypsilanti, Michigan 48197

Tuesday, February 25, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:00 PM

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Ron Rupert, James Chesnut

Commissioners Absent: Amy Swift

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Motion: Stevenson (second: Rupert) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

101 W Michigan

**Signage and Lighting.*

Applicant: Richard Muszynski of Shelter Bay Realty LLC, owner- present.

Discussion: Pettit: Asked if applicant is aware of the HDC color temperature requirements for lighting.

Muszynski: Confirmed. Stated that the LED preference is listed in the materials.

[Commission reviewed reference materials; discussed lighting, fixtures and lighting placement]

Motion: Stevenson (second: Rupert) moved to approve and issue a Certificate of Appropriateness for the work at 101 W Michigan, as submitted in the application dated February 3, 2020- with appended drawings from February 21, 2020; for the installation of signage on the façade and east elevation

as specified; and ten gooseneck light fixtures as submitted in the cut sheet, Calvin Wall Quickship by TMS Lighting. The sign on the east elevation shall be mounted to the mortar joints. The gooseneck light fixtures will be black in color and not exceed a light temperature of 3000k.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and not destroy significant original material.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

Study Item: *Storefront Windows and Canopy.*

Discussion: *[Discussion regarding proposed changes to storefront window size and new canopy for east elevation entrance, reference photo materials]*

NEW BUSINESS

301 N Hamilton

**Small Cell Communication Tower.*

Applicant: Trileaf Corporation, on behalf of Verizon Wireless - representative not present.

Discussion: *[Commissioners reviewed/discussed application and reference materials]*

Motion: Lindsay (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 301 N Hamilton as submitted in the application, dated February 7, 2020, for installation of a 38'6" wood pole, light fixture, antennas and connection boxes, as specified.

Secretary of the Interior Standards:

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

STUDY ITEMS

320 N Washington

**Window replacement proposal.*

Applicant: Janowiak Funeral Home, owners – not present.

[No Discussion]

302 E Cross

**Demolition by Neglect Timeline for Repair – windows, foundation and siding update.*

Applicant: Max Ziebarth, owner – not present.

Discussion: Pettit: Reiterated the information applicant was expected to provide.

[Procedural discussion was had]

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

1. Memo on Composite Windows

[Discussion was had]

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments

Commissioner Rupert shared thoughts on his professional relationship to the Historic District Commission and Ypsilanti Freighthouse.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

1. Election for Chair and Vice Chair

Nominees for Chair: Commissioners Pettit and Stevenson.

Commissioner Pettit accepted nomination.

Motion to Accept Nomination of Commissioner Pettit as Chair

Voice Vote: Yea – 5

Nay – 0

Unanimous. Motion Carried.

Commissioner Stevenson accepted nomination.

Motion to Accept Nomination of Commissioner Stevenson as Chair

Voice Vote: Yea – 0

Nay – 5

Unanimous. Motion Carried.

Nominees for Vice Chair: Commissioner Stevenson

Commissioner Stevenson accepted nomination.

Motion to Accept Nomination of Commissioner Stevenson as Vice Chair

Voice Vote: Yea – 5

Nay – 0

Unanimous. Motion Carried.

2. Approval of the minutes of February 11, 2020

Motion: Rupert (second: Chesnut) moved to approve the minutes of February 11, 2020 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:14 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923



Features

- Provides excellent coverage and uniformity with cut-off
- Practical and aesthetic options for application and design flexibility
- Weatherproof construction to withstand the elements
- Quality components combined with the most current technology for high efficiency and reduced lighting costs

Applications

The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area.

Calvin is also available as a pendant-style model.

Construction

High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel reflector, with stainless steel mounting hardware, for indoor and outdoor applications.

Lamp

Operates with Cree™ LED (19W max.), compact fluorescent (42W max.), metal halide (100W max.), or incandescent (150W max.). Specify 3000K, 3500K or 4000K CCT for LED systems. A dimmable, screw-type, 17W LED lamp is also available (PAR 38, E26 base, 120V, 4000K CCT).

Note: LED systems are available with 120-277V supply voltage only.

LED modules do not require a socket, and are wired directly to the integral driver.

Incandescent and metal halide systems, and those using the 17W LED PAR 38 lamp, use a medium base socket (E26).

Diffuser

Globe: clear and prismatic, elongated, glass globes are available.

Note: G3 is used with 100IN, 32CF, and 15LED max.

Only prismatic globes are compatible with LED systems.

Globes are not available with the 17W LED PAR 38 lamps.

Option

Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projectiles, wildlife, which also serves as a vandal deterrent.

Ballast / LED Driver

Ballasts are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.

The LED source is controlled by an advanced electronic driver that delivers consistent power.

Ballast and LED drivers are electronic, and available for integral and remote mounting, indoor or outdoor.

Mounting

Mount to the wall, directly to the standard 4" electrical junction box.

Follow the installation instructions and adhere to the local electrical code.

Finish

Calvin is available in several TMS specialty, brushed, and powder-coated finishes; see the "Finishes and Diffusers" chart.

Compliances

QPS-C/US, or UL-C/US certified to UL1598 standards. Rated IP23 for use in dry to wet locations, indoor and outdoor. The Consultants Europe (CE) listing is available upon request.





Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923

QS-2W

1 2 3 4 5 6 7 8

Project: _____
Type: _____
Quantity: _____

Notes:

1 • Location

I: Indoor
O: Outdoor

2 • Lamping

150IN: 150W Incandescent
26CF: 26W CF (PL-T)
32CF: 32W CF (PL-T)
42CF: 42W CF (PL-T)
70MH: 70W MH (E-17)
100MH: 100W MH (E-17)
17LED: 17W LED screw type lamp
supplied (60° beam, CCT 4000K)
15LED: 15W LED (CRI 80)
19LED: 19W LED (CRI 80)

3 • LED CCT (color temp.)

—: None
30K: 3000K
35K: 3500K
40K: 4000K

4 • Voltage

120: 120V
277: 277V
347: 347V (CF and MH only)

5 • Ballast/Driver

—: None
WM: Wall mount (integral)
N1: Remote indoor mount (NEMA 1)
N4: Remote outdoor mount (NEMA 4)

6 • Finish

Brushed
BR: Brushed aluminum
Powder-coated
F05: White
F07: Zeus brown
F08: Midnight blue
F09: Pewter
F10: Fire red
F13: Forest green
F14: Sunshine yellow
F15: Matte black
F16: Gloss black
F18: Flat aluminum
F19: Mirror silver
F21: Architectural bronze
F24: Melted platinum (textured)
F25: Melted gold (textured)
F26: Melted copper (textured)
F31: Silver metallic
F32: Bronze metallic
F33: Pyrite bronze

7 • Globes

—: None
G1: Clear, elongated globe
G3: Prismatic, elongated globe
LNS: Clear, flat lens

8 • Wire Guard

—: None
W16: 16" Wire guard (chrome-plated)

Note: Some options may not be compatible with others. To ensure compatibility between options, go to tmslighting.com, on the "details" page of this luminaire, and use the configuration tool.

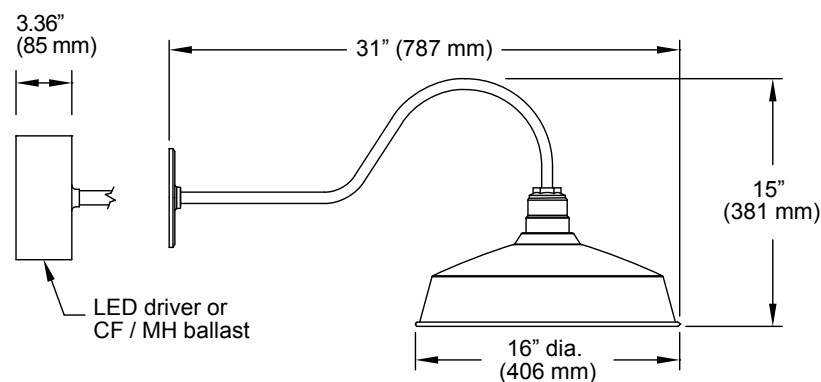


Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923

Dimensions



Custom

TMS Lighting can customize this and many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://tmslighting.com/info/agents>

Specifications are subject to change without notice.

TMS Lighting Inc.

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